

TO: GMA Steering Committee
FROM: TAC 6040 subgroup
DATE: December 7, 2000
SUBJECT: Potential Language for Housing Density Policy in Community Framework Plan

Previous discussion at the Steering Committee and Technical Advisory Committee level has highlighted the need to have clear policy direction regarding housing densities and types. A TAC subgroup consisting of staff from Battleground, Camas, Clark County, La Center, Ridgefield and Vancouver has met several times to draft sample policy language addressing these issues. The enclosed represents their progress to date. The sample language attempts to do the following:

- Eliminate the existing one size fits all density assumption. Allow for a tiering of expected densities of areas within the region, similar to existing Community Framework Plan policies 1.2.0
- Use clear language about what is expected and how it will be measured.
- Include policy language within the Community Framework Plan rather than separately in individual Comprehensive Plans.

B. Policies

1.2.0 UGA Minimum Targets for Average Residential Density and Housing Type Split

- a. *Density Targets. Cities and Clark County shall adopt urban residential zoning designations of sufficient amounts and densities, and/or other standards, as necessary to ensure that the average densities of residential development occurring since adoption of Comprehensive Plans in 1994 meet the following minimums, as measured over the full UGA:*
 - 1) *For UGAs with planned populations of 50,000 persons per more, an average of 8 units per net acre (single and multi-family residences combined).*
 - 2) *For UGAs with planned populations of 15,000 to 50,000 persons, an average of 6 units per net acre.*
 - 3) *For UGAs with planned populations of less than 15,000 persons, an average of 4 units per net acre.*
- b. *Housing Type Targets. Zoning designations and/or other standards shall be adopted as necessary to ensure that no more than 75% of residential units constructed since adoption of plans in December 1994 are detached single-family residential units, as measured over the full UGA. For the purposes of evaluation of this policy, units counted as other than single-family are as defined herein. Multi-family zones established to meet this standard shall not exceed 43 units per acre unless the local jurisdiction can demonstrate such zoning is or will be economically feasible during the planning horizon.*

- c. *Evaluation. County and cities staff shall annually collect and distribute a summary of zoning and development data related to standards herein. The first such review shall be conducted prior to final adoption of updated land use plans. Such data shall include summaries by city and UGA of:*
- 1) *The amount of vacant and underutilized land currently zoned for single and multi-family residential purposes. Lands zoned for multi-family purposes which allow single family residential or commercial uses shall be so noted in the summary; and*
 - 2) *the number and density of single and multi-family units as defined herein constructed since the previous evaluation; and*
 - 3) *the number and density of single and multi-family units as defined herein constructed since 1994.*
- d. *Individual projects not subject. Individual development projects, centers within UGAs, or portions of UGAs are not required to be reviewed under standards herein, provided they are met on an average basis throughout the UGA.*
- e. *Relation to Buildable Lands Assumptions. Residential density and type standards contained herein shall be considered minimum allowable standards. For the purposes of buildable lands capacity modeling, higher density assumptions may be adopted if they are reasonably likely to occur.*

[New Section] Definitions

For the purposes of determining compliance with housing density targets, definitions shall be as follows:

- a. *Single Family. Detached, single occupancy housing not otherwise defined herein.*
- b. *Non-Single-family. Duplexes, triplexes, townhouses and any attached single family units; accessory dwelling units; apartments; detached single family residential units on lots less than 3,000 square feet in size; manufactured home parks; and floating homes.*

A new section on enforcement was suggested, but agreement could not be reached on specific provisions. Options include:

- 1) Requiring that jurisdictions not complying are not eligible for future UGA expansions.
- 2) Requiring all jurisdictions to establish an interlocal agreement which addresses process for resolving conflicts on housing policy, as well as other Framework Plan issues.
- 3) Not spelling out enforcement provisions-presumably enforcement would be appealing non-compliant jurisdictions to the hearings board

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